

# PROPERTY FORECLOSURES IN MARYLAND SECOND QUARTER 2014



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# **PROPERTY FORECLOSURE EVENTS IN MARYLAND SECOND QUARTER 2014**

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# **PROPERTY FORECLOSURE EVENTS IN MARYLAND SECOND QUARTER 2014**

## **EXECUTIVE SUMMARY**

According to RealtyTrac, property foreclosure filings (or events) in the U.S., including notices of default, notices of foreclosure sales and lender purchases of foreclosed properties, declined by 7.6 percent to 315,831 events in the second quarter of 2014, and were down 22.0 percent below last year (Exhibit 1). The U.S. foreclosure rate, defined as the number of foreclosures per 10,000 households, fell from 26.0 in the previous quarter to 24.0 in the current quarter. Nationally, foreclosure activity decreased in 37 states but increased in the remaining 13 states and the District of Columbia from the prior quarter. Compared to last year, foreclosure events fell in 36 states; increased in the remaining 14 states and was unchanged in the District of Columbia.

Total foreclosure events in Maryland declined for the second consecutive quarter by 9.9 percent from the prior quarter to 11,344 events, but increased 3.2 percent from a year ago (Exhibits 1 and 2). Notwithstanding the increase, year-over-year growth in foreclosure activity slowed down for the third consecutive quarter, posting the slowest growth pace since the third quarter of 2012. Maryland exhibited the eighth highest year-over-year growth in total foreclosure activity nationwide, behind Delaware, Iowa, Maine, Massachusetts, New Jersey, New Mexico and Utah. Despite the annual growth, property foreclosures are expected to slow down over the coming quarters as lenders continue to deplete their inventory of seriously delinquent loans.

New foreclosure filings in the second quarter declined to its lowest volume since the first quarter of 2013, registering the first quarterly decline since the second quarter of 2012, and the largest quarterly decline since the first quarter of 2011. Compared to last year, new foreclosure filings declined in the second quarter after growing at double and triple digit rates during the past seven quarters. Foreclosure sales posted the second quarterly decline since the third quarter of 2012, decreasing by 7.9 percent to 3,795 filings, the lowest volume since the first quarter of 2013. On an annual basis, foreclosure sales were down 8.9 percent following double and triple digit growth rates during the past nine quarters. Lender purchases of foreclosed properties rose for the third consecutive quarter to its highest volume on record by 55.6 percent to 2,859 properties in the second quarter and grew by 55.7 percent on an annual basis - posting the 7<sup>th</sup> consecutive quarter of double digit growth rate.

Maryland's foreclosure rate declined from 52.9 foreclosures per 10,000 households in the first quarter to 47.7 in the second quarter of 2014, although its ranking remained unchanged at the second highest nationwide behind Florida.

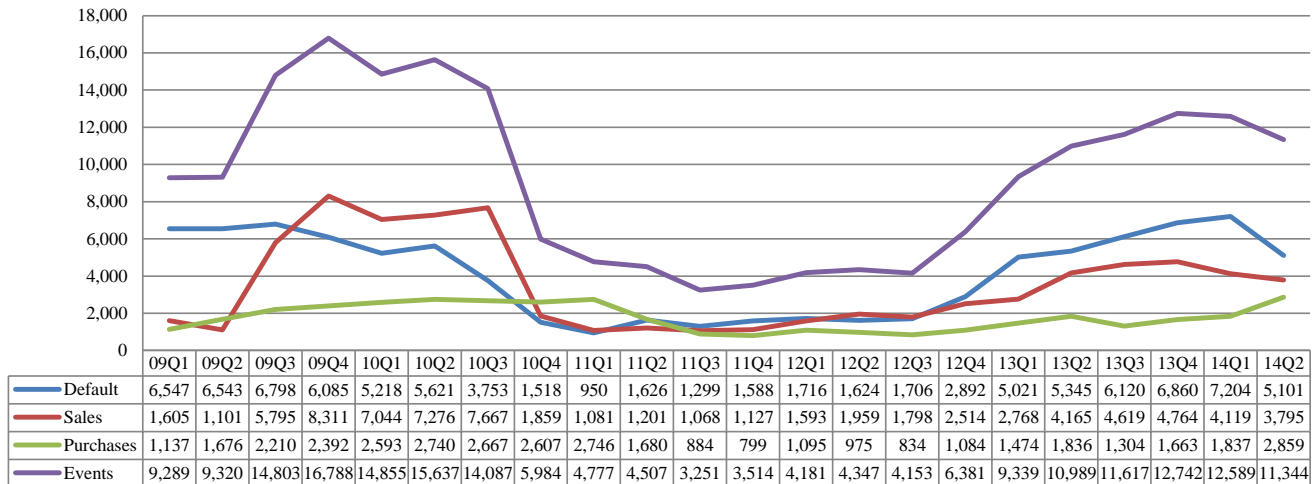
### EXHIBIT 1. FORECLOSURES IN MARYLAND AND U.S. SECOND QUARTER 2014

Indicator	Notices of Default	Notices of Sales	Lender Purchases	Properties with Foreclosure Filings*
<i>Maryland</i>				
Number of Events	5,101	3,795	2,859	11,344
Change (Last Quarter)	-29.2%	-7.9%	55.6%	-9.9%
Change (Last Year)	-4.6%	-8.9%	55.7%	3.2%
<i>U.S.</i>				
Number of Events	104,463	143,067	85,318	315,831
Change (Last Quarter)	-5.6%	-7.3%	-4.5%	-7.6%
Change (Last Year)	-22.7%	-18.8%	-22.0%	-22.0%

\* The sum of the three stages of foreclosure may exceed the number of properties. The last column in this table represent the number of unique property foreclosures, hence multiple counting of the events has been eliminated.

Source: RealtyTrac

### EXHIBIT 2. FORECLOSURE ACTIVITY IN MARYLAND 2009 Q1-2014 Q2



Source: RealtyTrac

# **PROPERTY FORECLOSURE EVENTS IN MARYLAND SECOND QUARTER 2014**

## **INTRODUCTION**

RealtyTrac data show that property foreclosure filings (or events) in the U.S., including notices of default, notices of foreclosure sales and lender purchases of foreclosed properties, declined by 7.6 percent to 315,831 events in the second quarter of 2014, and were down 22.0 percent below last year. The U.S. foreclosure rate, defined as the number of foreclosures per 10,000 households, fell from 26.0 in the previous quarter to 24.0 in the current quarter. Nationally, foreclosure activity decreased in 37 states, but increased in the remaining 13 states and the District of Columbia from the prior quarter. Compared to last year, foreclosure events declined in 36 states; increased in the remaining 14 states and was unchanged in the District of Columbia.

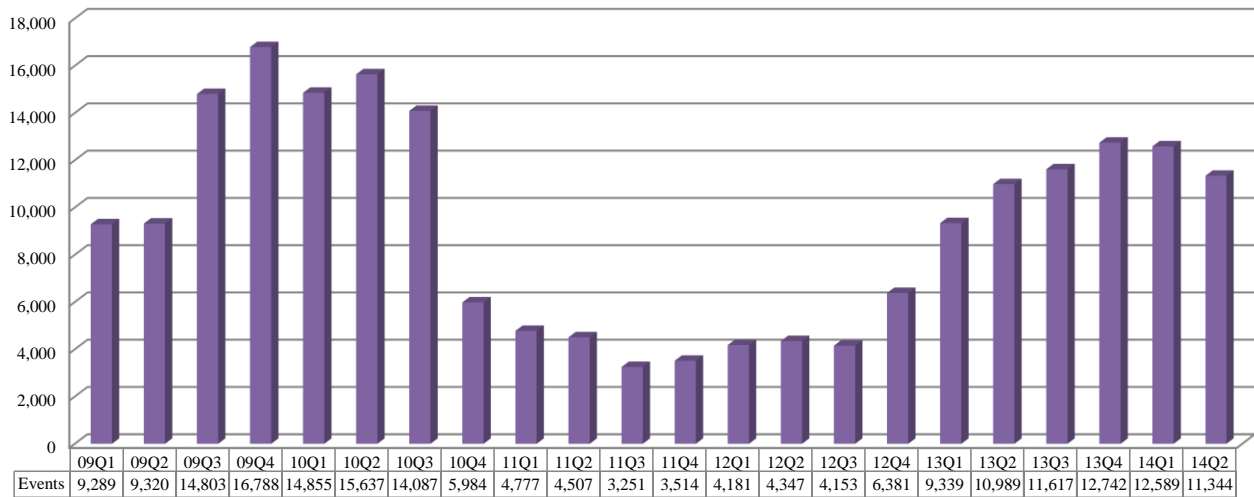
RealtyTrac reports total number of filings in each stage of foreclosure. As a result, the sum of the three stages of foreclosure may exceed the total number of properties. However, to eliminate multiple counting of foreclosure events, total number of foreclosures in this report represents the number of unique properties only.

Maryland foreclosure activity declined for the second consecutive by 9.9 percent from the prior quarter to 11,344 events, but increased by 3.2 percent from a year ago (Chart 1, Table 1). Notwithstanding the increase, year-over-year growth in foreclosure activity slowed down for the third consecutive quarter, posting the slowest growth pace since the third quarter of 2012. Maryland exhibited the eighth highest year-over-year growth in total foreclosure activity nationwide, behind Delaware, Iowa, Maine, Massachusetts, New Jersey, New Mexico and Utah. Despite the annual growth, property foreclosures are expected to slow down over the coming quarters as lenders continue to deplete their inventory of seriously delinquent loans.

Notices of default declined 29.2 percent to 5,101 filings in the second quarter, the lowest volume since the first quarter of 2013, marking the first quarterly decline since the second quarter of 2012, and largest rate of decrease since first quarter of 2011. Compared to last year, new foreclosure filings were down 4.6 percent, posting the first year-over-year decline in two years. Foreclosure sales decreased for the second consecutive quarter by 7.9 percent to 3,795 fillings, posting the lowest volume in two years. Foreclosure sales were down 8.9 percent below last year, recording the first year-over-year decline since the fourth quarter of 2011. Lender purchases rose for the third consecutive quarter by 55.6 percent to 2,859 events - the highest rate of growth since the third quarter of 2008 and the highest volume on record. On a year-over-year basis, lender purchases grew by 55.7 percent, registering the 7<sup>th</sup> consecutive quarter of double digit growth rate.

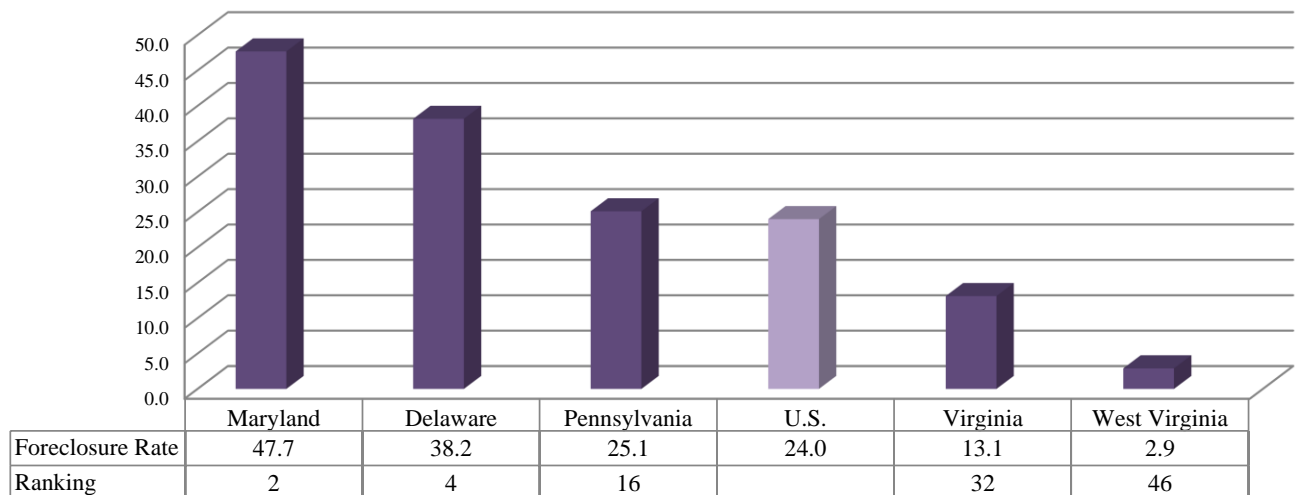
Maryland's foreclosure rate declined from 52.9 foreclosures per 10,000 household in the previous quarter to 47.7 in the second quarter. Despite the decline, Maryland's national ranking remained unchanged at the second highest behind Florida (Chart 2).

**CHART 1**  
**TOTAL FORECLOSURE ACTIVITY IN MARYLAND**



Source: RealtyTrac

**CHART 2**  
**FORECLOSURE RATES IN THE REGION: SECOND QUARTER 2014**  
**NUMBER OF FORECLOSURES PER 10,000 HOUSEHOLDS**



Source: RealtyTrac

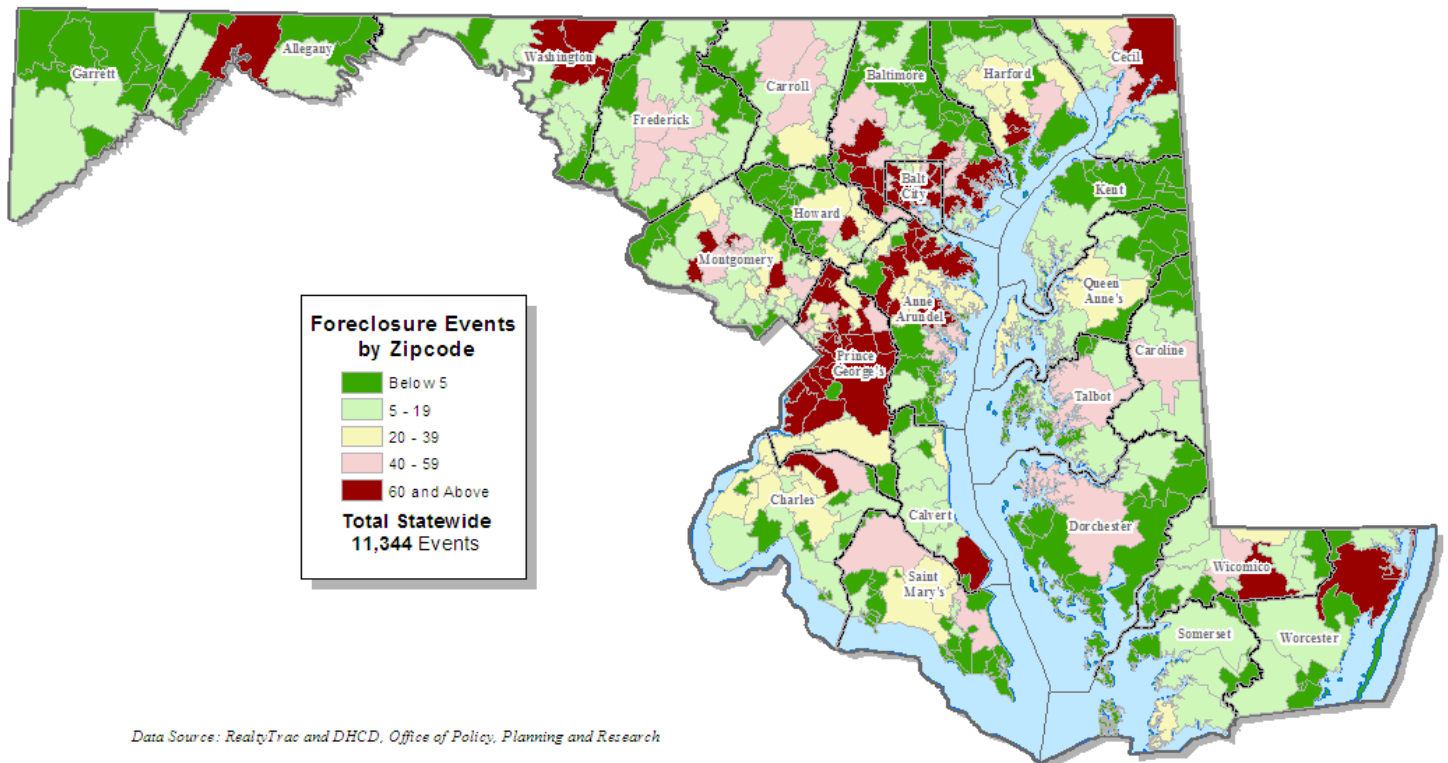
Table 1 shows the distribution of the second quarter foreclosure events in Maryland. Prince George's County with 2,278 foreclosures had the largest share of foreclosures statewide, accounting for 20.1 percent of the total. Foreclosure activity in that county fell by 32.0 percent below the previous quarter but grew by 49.7 percent over last year. Baltimore City with 1,818 filings had the second largest number of foreclosure events, accounting for 16.0 percent of the total. The City's foreclosures decreased 3.5 percent below the previous quarter and by 18.7 percent below last year. Baltimore County with 1,464 foreclosures, or 12.9 percent of the total, had the third highest number of foreclosures in Maryland. Foreclosures in this county fell 19.6 percent below the prior quarter and were down 19.2 percent below last year. Other counties with large foreclosure events include Anne Arundel (1,199 events or 10.6 percent of the total), Montgomery (845 events or 7.4 percent), Harford (446 events or 3.9 percent), Charles (385 events or 3.4 percent), Washington (348 events or 3.1 percent), Frederick (334 events or 2.9 percent) and Howard (300 events or 2.6 percent). These ten jurisdictions represented 83.0 percent of all foreclosures events this quarter.

**TABLE 1. PROPERTY FORECLOSURE EVENTS IN MARYLAND JURISDICTIONS  
SECOND QUARTER 2014**

Jurisdiction	Notices of Default	Notices of Sales	Lender Purchases (REO)	Total*			
				Number	County Share	% Change from	
						2014 Q1	2013 Q2
Allegany	52	30	31	109	1.0%	39.5%	21.9%
Anne Arundel	637	382	237	1,199	10.6%	49.4%	11.1%
Baltimore	673	521	310	1,464	12.9%	-19.6%	-19.2%
Baltimore City	732	646	532	1,818	16.0%	-3.5%	-18.7%
Calvert	65	51	87	199	1.8%	-3.2%	0.5%
Caroline	56	17	51	119	1.1%	42.6%	39.7%
Carroll	98	50	72	212	1.9%	-5.5%	5.2%
Cecil	88	62	68	210	1.9%	1.0%	16.0%
Charles	189	112	94	385	3.4%	-2.9%	4.9%
Dorchester	38	13	36	85	0.7%	-10.8%	28.1%
Frederick	132	101	108	334	2.9%	-4.3%	-11.1%
Garrett	13	6	18	35	0.3%	-7.1%	54.4%
Harford	193	146	127	446	3.9%	-2.4%	13.4%
Howard	155	100	52	300	2.6%	-7.2%	-4.6%
Kent	16	13	13	41	0.4%	55.0%	-0.6%
Montgomery	398	328	148	845	7.4%	-20.4%	-9.4%
Prince George's	1,007	885	465	2,278	20.1%	-32.0%	49.7%
Queen Anne's	52	37	35	122	1.1%	-0.4%	11.6%
Somerset	33	19	28	78	0.7%	15.8%	23.6%
St. Mary's	100	27	75	199	1.8%	9.9%	27.5%
Talbot	43	24	27	91	0.8%	22.6%	16.4%
Washington	135	94	130	348	3.1%	0.3%	-1.1%
Wicomico	104	75	63	236	2.1%	-2.3%	41.6%
Worcester	91	57	52	191	1.7%	26.2%	32.7%
<b>Maryland</b>	<b>5,101</b>	<b>3,795</b>	<b>2,859</b>	<b>11,344</b>	<b>100.0%</b>	<b>-9.9%</b>	<b>3.2%</b>

\*The sum of the three stages of foreclosure may exceed the total. Total number of foreclosures represents unique properties.  
Source: RealtyTrac

**MAP 1: DISTRIBUTION OF PROPERTY FORECLOSURE EVENTS IN MARYLAND  
SECOND QUARTER 2014**



*Data Source: RealtyTrac and DHCD, Office of Policy, Planning and Research*

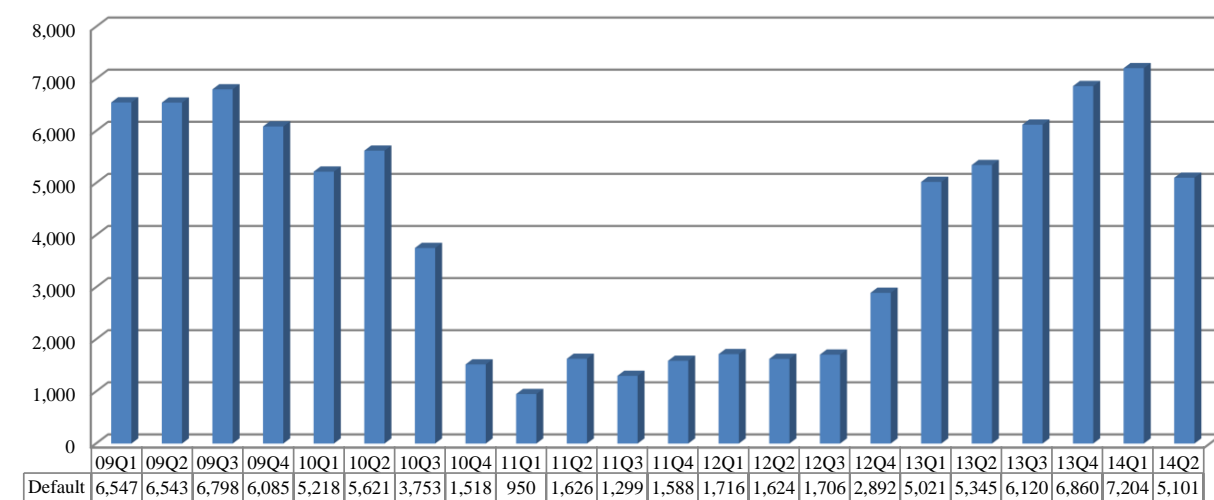


## NOTICES OF MORTGAGE LOAN DEFAULT

Notices of default declined 29.2 percent to 5,101 filings in the second quarter posting the lowest volume since the first quarter of 2013, and the first quarterly decline since the second quarter of 2012 (Chart 5). Compared to last year, new foreclosure filings were down 4.6 percent, recording the first year-over-year decline in two years.

Prince George's County accounted for the largest share of defaults – 19.7 percent of all filings statewide or 1,007 notices (Table 2). The county's default notices fell by 54.8 percent below the previous quarter but increased by 165.4 percent above last year. Baltimore City with 732 default notices (14.4 percent of the total) had the second highest number of defaults in Maryland. The City's loan defaults decreased 40.5 percent below the preceding quarter and by 37.0 percent less than last year. Baltimore County with 673 default notices, or 13.2 percent of the total, had the third highest number of notices. The county's default notices fell by 40.2 percent below the previous quarter and by 36.0 percent below last year. Anne Arundel County with 637 default notices, or 12.5 percent of the total, had the fourth highest number of notices. Montgomery County with 398 default notices, or 7.8 percent of the total, had the fifth highest number of notices, followed by Harford County with 193 defaults or 3.8 percent of the total; Charles County with 189 notices or 3.7 percent, Howard County with 155 notices or 3.0 percent, Washington County with 135 defaults or 2.6 percent and Frederick County with 132 notices or 2.6 percent. Together, these ten jurisdictions represented 83.3 percent of all default notices issued statewide.

**CHART 5**  
**NOTICES OF MORTGAGE LOAN DEFAULT ISSUED IN MARYLAND**



Source: RealtyTrac

**TABLE 2**  
**NOTICES OF MORTGAGE LOAN DEFAULT**  
**ISSUED IN MARYLAND: SECOND QUARTER 2014**

Jurisdiction	2014 Q2		% Change from	
	Number	% of Total	2014 Q1	2013 Q2
Allegany	52	1.0%	7.5%	-28.6%
Anne Arundel	637	12.5%	76.5%	-0.1%
Baltimore	673	13.2%	-40.2%	-36.0%
Baltimore City	732	14.4%	-40.5%	-37.0%
Calvert	65	1.3%	-16.3%	-23.8%
Caroline	56	1.1%	53.9%	61.5%
Carroll	98	1.9%	-12.2%	7.3%
Cecil	88	1.7%	-17.0%	6.0%
Charles	189	3.7%	-10.1%	23.5%
Dorchester	38	0.7%	-4.2%	23.3%
Frederick	132	2.6%	-32.9%	-22.1%
Garrett	13	0.3%	-45.1%	7.1%
Harford	193	3.8%	-16.4%	11.4%
Howard	155	3.0%	-14.0%	-13.8%
Kent	16	0.3%	0.0%	-21.1%
Montgomery	398	7.8%	-3.2%	-14.2%
Prince George's	1,007	19.7%	-54.8%	165.4%
Queen Anne's	52	1.0%	-17.4%	9.4%
Somerset	33	0.6%	-5.3%	-9.1%
St. Mary's	100	2.0%	20.2%	33.0%
Talbot	43	0.8%	9.8%	-20.1%
Washington	135	2.6%	-10.6%	-18.5%
Wicomico	104	2.0%	-23.8%	11.4%
Worcester	91	1.8%	45.4%	27.5%
<b>Maryland</b>	<b>5,101</b>	<b>100.0%</b>	<b>-29.2%</b>	<b>-4.6%</b>

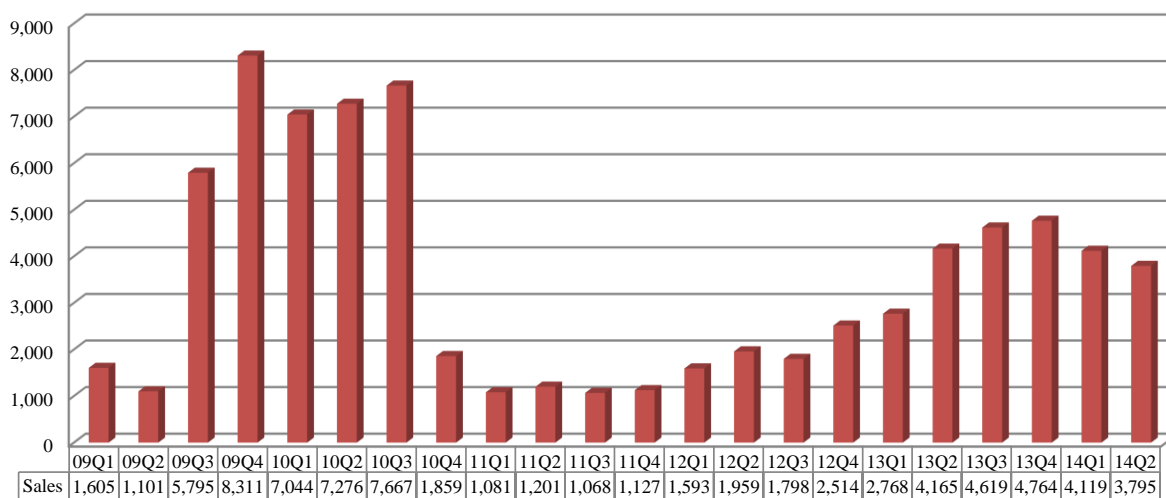
Source: RealtyTrac

## NOTICES OF FORECLOSURE SALES

Foreclosure sales posted the second consecutive quarterly decline, decreasing by 7.9 percent to 3,795 filings (Chart 6), the lowest volume since the first quarter of 2013. Foreclosure sales were down 8.9 percent below last year, marking the first year-over-year decline since the fourth quarter of 2011.

Foreclosure sales declined by 11.9 percent in Prince George's County to 885 notices but were up 9.8 percent above last year. Foreclosure sales in that county accounted for 23.3 percent of all foreclosure sales statewide, the largest share among the State's twenty-four jurisdictions (Table 3). Baltimore City with 646 notices, or 17.0 percent of the total, had the second highest number of foreclosure sales in Maryland. The City's foreclosure sales increased by 16.4 percent above the previous quarter but were down by 23.9 percent below last year. Baltimore County with 521 notices, or 13.7 percent of the total, had the third highest number of foreclosure sales. Notices of sales in the county decreased 15.3 percent below the previous quarter and were down 14.3 percent below last year. Anne Arundel County with 382 notices, or 10.1 percent of the total, had the fourth highest number of foreclosure sales this quarter. Notices of sales in that county grew 26.3 percent above the prior quarter and were up 16.0 percent over last year. Other jurisdictions with elevated notices include Montgomery County with 328 notices (8.6 percent) followed by Harford County with 146 notices (3.9 percent), Charles County with 112 notices (3.0 percent), Frederick County with 101 notices (2.7 percent) and Howard County with 100 notices (2.6 percent). Together, these nine jurisdictions accounted for 84.9 percent of all notices of sales issued statewide.

**CHART 6**  
**NOTICES OF FORECLOSURE SALES ISSUED IN MARYLAND**



Source: RealtyTrac

**TABLE 3**  
**NOTICES OF FORECLOSURE SALES**  
**ISSUED IN MARYLAND: SECOND QUARTER 2014**

<b>Jurisdiction</b>	<b>2014 Q2</b>		<b>% Change from</b>	
	<b>Number</b>	<b>% of Total</b>	<b>2014 Q1</b>	<b>2013 Q2</b>
Allegany	30	0.8%	63.2%	168.4%
Anne Arundel	382	10.1%	26.3%	16.0%
Baltimore	521	13.7%	-15.3%	-14.3%
Baltimore City	646	17.0%	16.4%	-23.9%
Calvert	51	1.3%	-35.0%	-37.9%
Caroline	17	0.4%	-26.4%	-49.9%
Carroll	50	1.3%	-15.2%	-42.1%
Cecil	62	1.6%	-22.5%	17.0%
Charles	112	3.0%	-13.5%	-35.0%
Dorchester	13	0.3%	-50.5%	-31.7%
Frederick	101	2.7%	26.6%	-28.5%
Garrett	6	0.2%	5.5%	22.2%
Harford	146	3.9%	-18.8%	-13.6%
Howard	100	2.6%	-3.8%	-13.1%
Kent	13	0.3%	154.3%	-18.4%
Montgomery	328	8.6%	-31.0%	7.8%
Prince George's	885	23.3%	-11.9%	9.8%
Queen Anne's	37	1.0%	2.9%	-12.7%
Somerset	19	0.5%	-24.5%	5.3%
St. Mary's	27	0.7%	-39.0%	-64.7%
Talbot	24	0.6%	4.3%	38.8%
Washington	94	2.5%	-22.7%	-21.9%
Wicomico	75	2.0%	5.0%	66.8%
Worcester	57	1.5%	-0.8%	24.1%
<b>Maryland</b>	<b>3,795</b>	<b>100.0%</b>	<b>-7.9%</b>	<b>-8.9%</b>

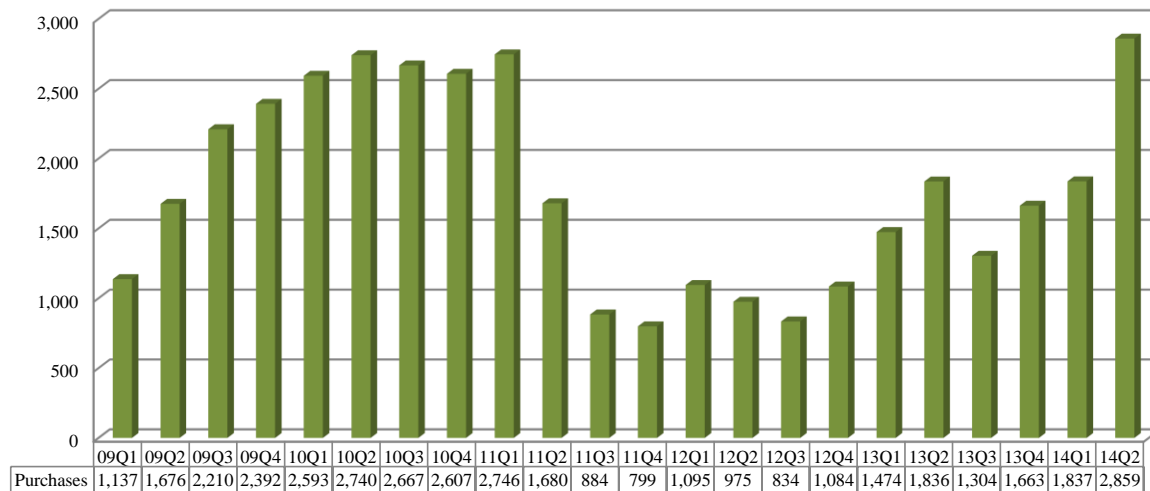
*Source: RealtyTrac*

## LENDER PURCHASES OF FORECLOSED PROPERTIES

Lender purchases increased significantly by 55.6 percent to 2,859 properties in the second quarter and were up 55.7 percent over last year, posting the highest volume on record and the 7<sup>th</sup> consecutive quarter of double digit growth rate.

A total of 532 lender purchases occurred in Baltimore City, representing 18.6 percent of all lender purchases statewide, the largest share (Table 4). The number of lender purchases in the City increased significantly by 120.5 percent above the previous quarter and by 59.3 percent above last year. Prince George's County with 465 lender purchases (16.3 percent of the total) had the second highest concentration in Maryland. Lender purchases in that county increased by 48.3 percent above the prior quarter and were up 23.9 percent above year ago levels. Baltimore County with 310 lender purchases (10.9 percent of the total) had the third highest concentration in Maryland. Lender purchases in that county increased by 77.6 percent above last quarter and by 41.5 percent over last year. Other jurisdictions that recorded higher lender purchases include Anne Arundel County (237 purchases or 8.3 percent), Montgomery County (148 purchases or 5.2 percent), Washington County (130 purchases or 4.5 percent), Harford County (127 purchases or 4.4 percent), Frederick County (108 purchases or 3.8 percent), Charles County (94 purchases or 3.3 percent) and Calvert County (87 purchases or 3.0 percent). Together, these ten jurisdictions represented 78.3 percent of all lender purchases statewide.

**CHART 7**  
**LENDER PURCHASES OF FORECLOSED PROPERTIES IN MARYLAND**



Source: RealtyTrac

**TABLE 4**  
**LENDER PURCHASES OF FORECLOSED PROPERTIES**  
**IN MARYLAND: SECOND QUARTER 2014**

Jurisdiction	2014 Q2		% Change from	
	Number	% of Total	2014 Q1	2013 Q2
Allegany	31	1.1%	107.7%	292.3%
Anne Arundel	237	8.3%	49.4%	48.4%
Baltimore	310	10.9%	77.6%	41.5%
Baltimore City	532	18.6%	120.5%	59.3%
Calvert	87	3.0%	53.1%	145.9%
Caroline	51	1.8%	80.5%	184.4%
Carroll	72	2.5%	37.3%	130.9%
Cecil	68	2.4%	119.4%	54.5%
Charles	94	3.3%	23.8%	56.1%
Dorchester	36	1.3%	27.3%	129.1%
Frederick	108	3.8%	38.6%	50.5%
Garrett	18	0.6%	98.4%	253.3%
Harford	127	4.4%	93.2%	90.8%
Howard	52	1.8%	16.2%	99.2%
Kent	13	0.5%	109.1%	126.2%
Montgomery	148	5.2%	-25.0%	-15.2%
Prince George's	465	16.3%	48.3%	23.9%
Queen Anne's	35	1.2%	14.0%	72.5%
Somerset	28	1.0%	144.3%	170.2%
St. Mary's	75	2.6%	72.7%	404.6%
Talbot	27	0.9%	67.4%	200.0%
Washington	130	4.5%	53.8%	84.6%
Wicomico	63	2.2%	53.2%	105.4%
Worcester	52	1.8%	58.9%	72.0%
<b>Maryland</b>	<b>2,859</b>	<b>100.0%</b>	<b>55.6%</b>	<b>55.7%</b>

Source: RealtyTrac

## FORECLOSURE HOT SPOTS

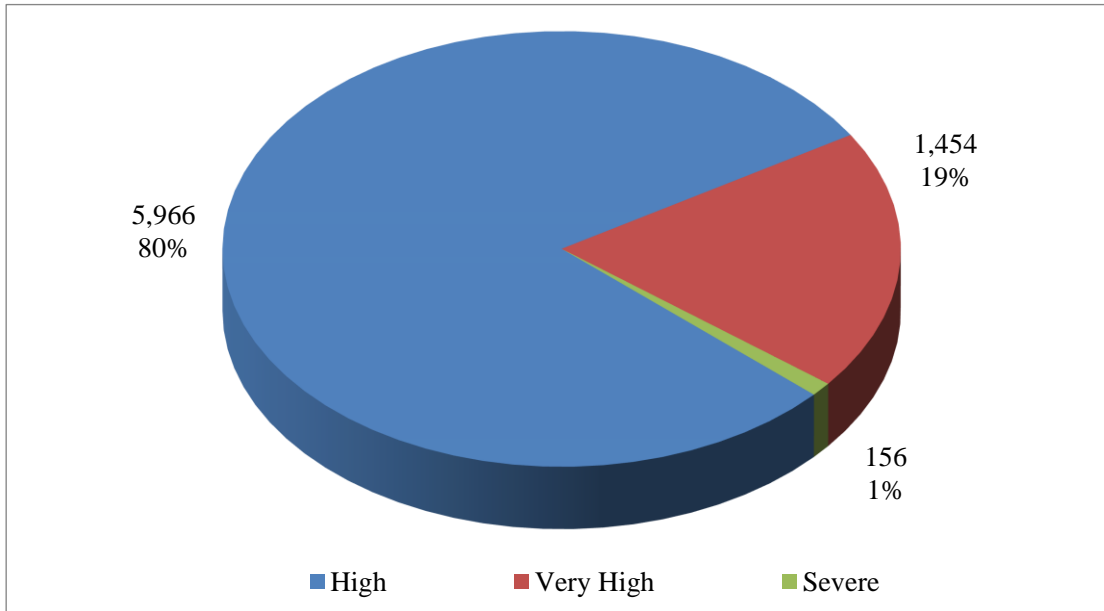
A foreclosure *Hot Spot* is defined as a community that had more than ten foreclosure events in the second quarter and recorded a foreclosure concentration ratio of greater than 100. The concentration ratio, in turn, is measured by a foreclosure index. The index measures the extent to which a community's foreclosure rate exceeds or falls short of the State average foreclosure rate. For example, the Crisfield community of Somerset County (zip code 21817) recorded a total of 37 foreclosure events in the second quarter, resulting in a foreclosure rate of 42 homeowner households per foreclosure and a corresponding foreclosure index of 311. As a result, the foreclosure concentration in Crisfield is 211 percent above the state average index of 100. Overall, a total of 7,498 foreclosure events, accounting for 66.1 percent of all foreclosures in the second quarter, occurred in 124 *Hot Spots* communities across Maryland (Tables 5 and 6). These communities recorded an average foreclosure rate of 84 homeowner households per foreclosure and an average foreclosure index of 158. The *Hot Spots* communities are further grouped into three broad categories: "high," "very high," and "severe."

The "high" foreclosure communities posted foreclosure indices that fall between 100 and 200. Maryland jurisdictions with a "high" foreclosure problem recorded a total of 5,966 foreclosures in 105 communities, accounting for 79.6 percent of foreclosures in all *Hot Spots* and 52.6 percent of all foreclosures statewide (Charts 8 and 9). These jurisdictions recorded an average foreclosure rate of 91 and an average foreclosure index of 145.

The "very high" group includes jurisdictions that posted foreclosure indices of between 200 and 300. Jurisdictions with a "very high" foreclosure problem recorded 1,454 events in 17 communities, representing 19.4 percent of foreclosures across all *Hot Spots* and 12.8 percent of foreclosures statewide. These communities had an average foreclosure rate of 57 and an average foreclosure index of 231.

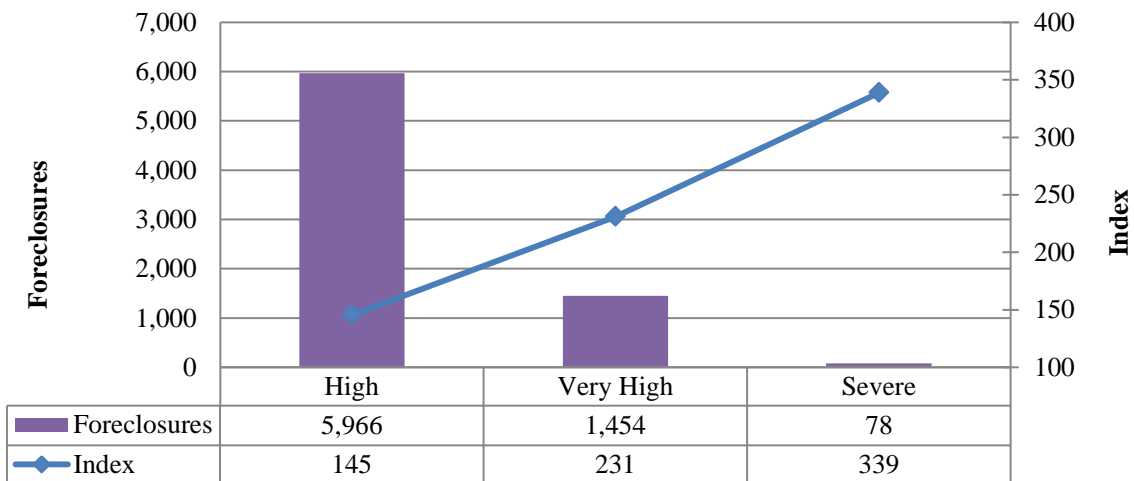
Maryland jurisdictions with a "severe" foreclosure problem reported a total of 78 foreclosures in two communities, accounting for 1.0 percent of all foreclosures in *Hot Spots* communities and 0.7 percent of foreclosures statewide. These jurisdictions recorded an average foreclosure rate of 39 and an average foreclosure index of 339.

**CHART 8**  
**FORECLOSURE HOT SPOTS IN MARYLAND, SECOND QUARTER 2014**



*Source: RealtyTrac and DHCD, Office of Policy, Planning and Research*

**CHART 9**  
**FORECLOSURES AND FORECLOSURE INDEX**  
**IN MARYLAND'S HOT SPOTS COMMUNITIES, SECOND QUARTER 2014**



*Source: RealtyTrac and DHCD, Office of Policy, Planning and Research*



**TABLE 5**  
**CHARACTERISTICS OF FORECLOSURE HOT SPOTS IN MARYLAND**  
**SECOND QUARTER 2014**

<b>Category</b>	<b>High</b>	<b>Very High</b>	<b>Severe</b>	<b>All <i>Hot Spots</i> Communities</b>
Number of Communities	105	17	2	124
% of <i>Hot Spots</i> Communities	84.7%	13.7%	1.6%	100.0%
% of <i>All</i> Communities	20.2%	3.3%	0.4%	23.9%
Foreclosures	5,966	1,454	78	7,498
% of <i>Hot Spots</i> Communities	79.6%	19.4%	1.0%	100.0%
% of <i>All</i> Communities	52.6%	12.8%	0.7%	66.1%
Average Foreclosure Rate	91	57	39	84
Average Foreclosure Index	145	231	339	158
Number of Households	540,799	82,954	3,035	626,788
% of <i>Hot Spots</i> Communities	86.3%	13.2%	0.5%	100.0%
% of <i>All</i> Communities	36.2%	5.5%	0.2%	41.9%

*Source: RealtyTrac and DHCD, Office of Policy, Planning and Research*

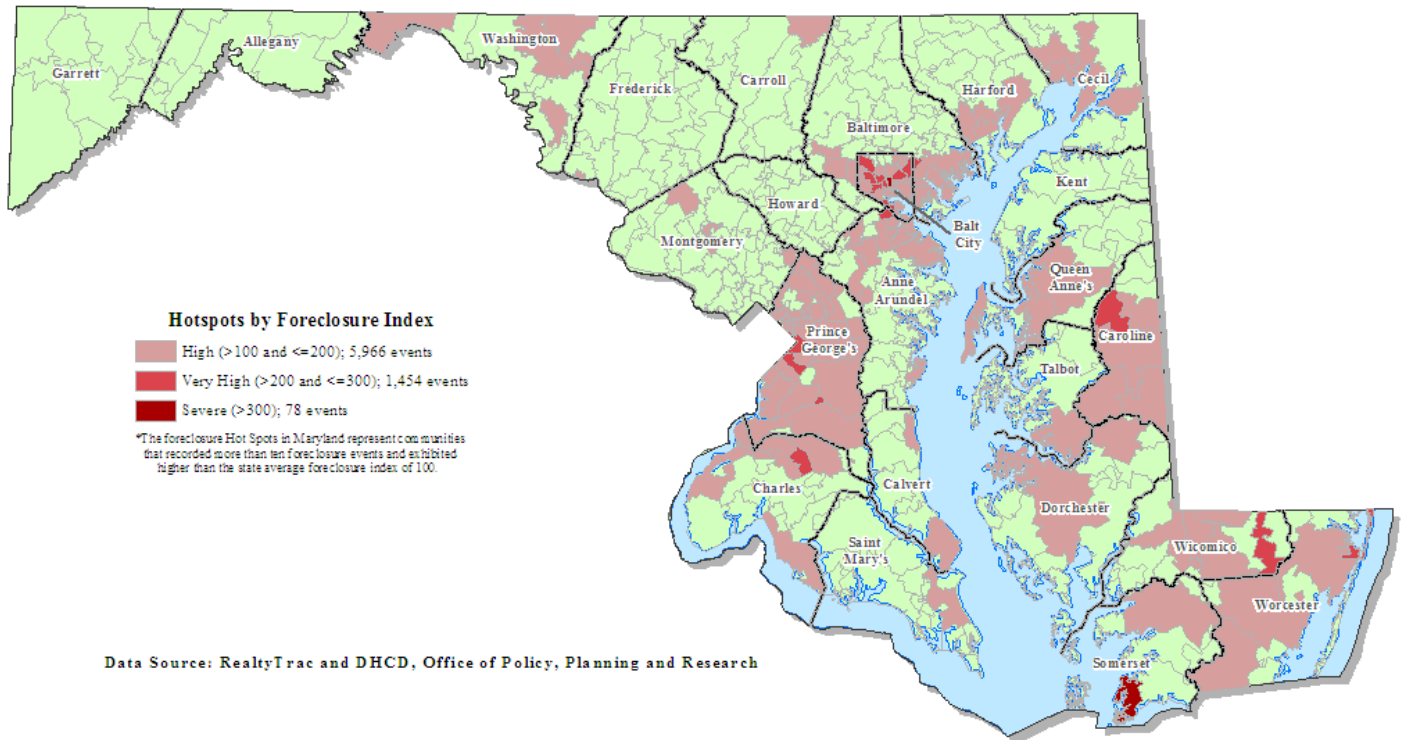
**TABLE 6**  
**FORECLOSURE *HOT SPOTS* IN MARYLAND**  
**SECOND QUARTER 2014**

Jurisdiction	Number of Zip Codes	Foreclosures		Rate	Index	Number of Households
		Events	Percent			
Severe Foreclosures						
Baltimore City	1	41	52.6%	36	369	1,466
Somerset	1	37	47.4%	42	311	1,569
Maryland	2	78	100.0%	39	339	3,035
Very High Foreclosures						
Anne Arundel	1	68	4.7%	61	216	4,160
Baltimore	1	73	5.0%	54	244	3,956
Baltimore City	8	874	60.1%	55	240	48,052
Caroline	1	17	1.2%	61	216	1,038
Charles	1	90	6.2%	64	205	5,789
Prince George's	3	246	16.9%	61	216	15,038
Wicomico	1	14	1.0%	58	226	817
Worcester	1	71	4.9%	58	228	4,104
Maryland	17	1,454	100.0%	57	231	82,954
High Foreclosures						
Anne Arundel	10	724	12.3%	94	141	67,896
Baltimore	10	729	12.4%	98	135	71,162
Baltimore City	12	831	14.2%	76	174	62,890
Calvert	2	119	2.0%	77	172	9,104
Caroline	4	94	1.6%	76	173	7,198
Carroll	1	19	0.3%	124	106	2,343
Cecil	4	89	1.5%	110	120	9,763
Charles	6	211	3.6%	99	133	20,884
Dorchester	2	63	1.1%	102	129	6,438
Frederick	1	19	0.3%	74	179	1,402
Harford	5	274	4.7%	100	131	27,491
Montgomery	4	167	2.8%	121	109	20,086
Prince George's	26	1,921	32.8%	85	155	162,921
Queen Anne's	3	71	1.2%	118	111	8,397
Somerset	1	18	0.3%	113	117	2,031
St. Mary's	1	49	0.8%	96	137	4,705
Talbot	1	14	0.2%	77	171	1,080
Washington	4	268	4.6%	89	147	23,952
Wicomico	5	184	3.1%	108	122	19,917
Worcester	3	102		110	120	11,139
Maryland	105	5,966	100.0%	91	145	540,799

Source: RealtyTrac and DHCD, Office of Policy, Planning and Research

## MAP 2

### DISTRIBUTION OF FORECLOSURE *HOT SPOTS* IN MARYLAND SECOND QUARTER 2014



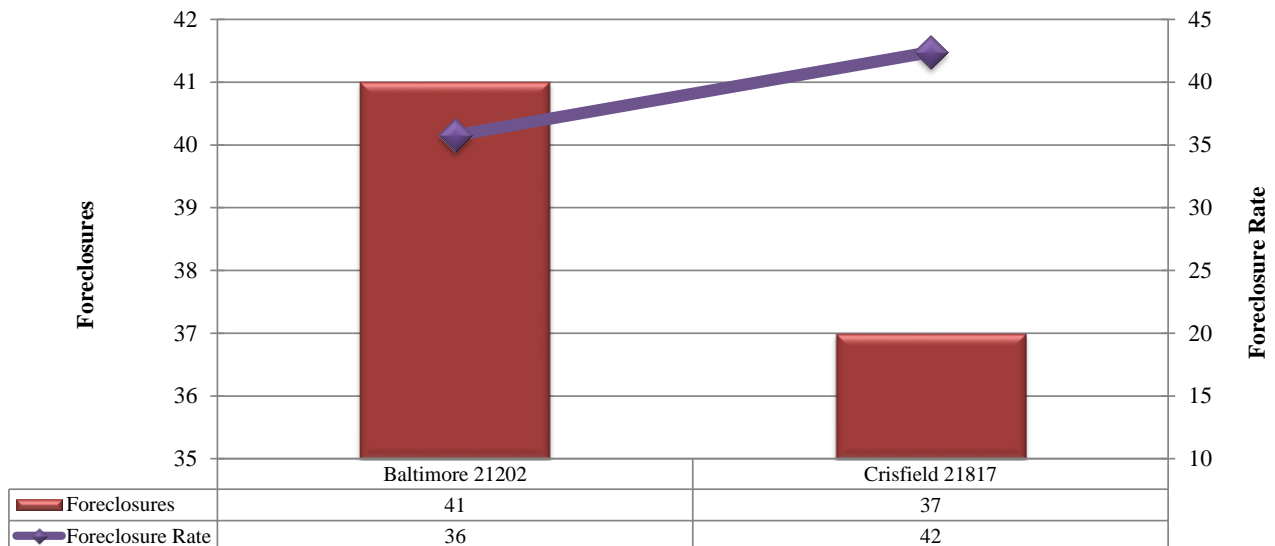
## SEVERE FORECLOSURE HOT SPOTS

The “severe” group represents communities in which the foreclosure indices exceeded 300. Maryland jurisdictions with a “severe” foreclosure problem reported a total of 78 foreclosures in two communities, accounting for 1.0 percent of all foreclosures in *Hot Spots* communities and 0.7 percent of all foreclosures statewide. These jurisdictions recorded an average foreclosure rate of 39 and an average foreclosure index of 339.

Property foreclosures in “severe” foreclosure *Hot Spots* were concentrated in Baltimore City and Somerset County within the 21202 and in 21817 zip code communities (Table 7).

The hardest hit community in Maryland during the second quarter of 2014 was the 21202 zip code community in Baltimore City (Chart 10 and Table 8). This community recorded a total of 41 foreclosures, resulting in a foreclosure rate of 36 homeowner households per foreclosure and a corresponding foreclosure index of 369. As a result, the foreclosure concentration in this community was 269 percent above the state average.

**CHART 10**  
**PROPERTY FORECLOSURES IN**  
**“SEVERE” *HOT SPOTS* JURISDICTIONS**  
**SECOND QUARTER 2014**



Source: RealtyTrac and DHCD, Office of Policy, Planning and Research

**TABLE 7**  
**SEVERE FORECLOSURE *HOT SPOTS***  
**SECOND QUARTER 2014**

Jurisdiction	Foreclosure Events		Average Foreclosure Rate	Average Foreclosure Index	Homeowner Households
	Number	% of Total			
Baltimore City	41	52.6%	36	369	1,466
Somerset	37	47.4%	42	311	1,569
<b>Maryland</b>	<b>78</b>	<b>100.0%</b>	<b>39</b>	<b>339</b>	<b>3,035</b>

*Source: RealtyTrac and DHCD, Office of Policy, Planning and Research*

**TABLE 8**  
**SEVERE FORECLOSURE HOT SPOTS IN MARYLAND**  
**SECOND QUARTER 2014**

Jurisdiction	Zip Code	P.O. Name	Foreclosures	Rate	Index
Baltimore City	21202	Baltimore	41	36	369
Somerset	21817	Crisfield	37	42	311
<b>All Communities</b>			<b>78</b>	<b>39</b>	<b>339</b>

*Source: RealtyTrac and DHCD, Office of Policy, Planning and Research*

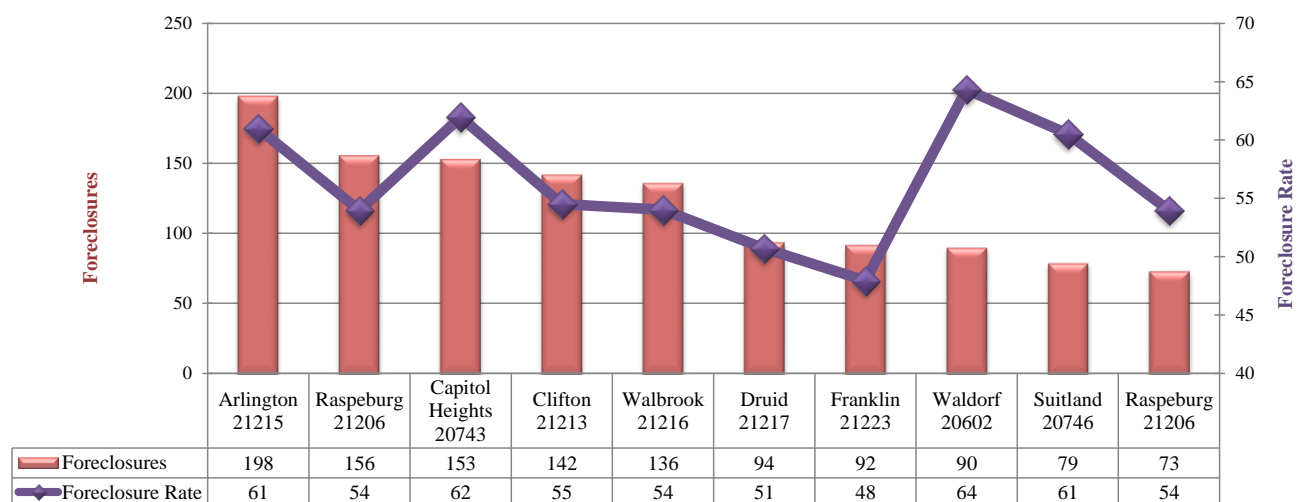
## VERY HIGH FORECLOSURE HOT SPOTS

The “very high” group includes jurisdictions that posted foreclosure indices of between 200 and 300. Jurisdictions with a “very high” foreclosure problem recorded 1,454 events in 17 communities, representing 19.4 percent of foreclosures across all *Hot Spots* and 12.8 percent of foreclosures statewide. These communities had an average foreclosure rate of 57 and an average foreclosure index of 231.

Property foreclosures in “very high” foreclosure *Hot Spots* were concentrated in Anne Arundel, Baltimore, Caroline, Charles, Prince George’s, Wicomico and Worcester counties as well as Baltimore City (Table 9). Baltimore City with 874 foreclosures represented 60.1 percent of all foreclosures in the “very high” foreclosure category. The impacted communities in the City posted a weighted average foreclosure rate of one foreclosure per 55 homeowner households and an average foreclosure index of 240.

The top ten communities with the highest foreclosure incidence include Arlington, Clifton, Druid, Franklin and Raspeburg in Baltimore City and Baltimore County; Waldorf in Charles County; and Capitol Heights and Suitland in Prince George’s County (Chart 11 and Table 10).

**CHART 11**  
**PROPERTY FORECLOSURES IN TOP 10**  
**“VERY HIGH” *HOT SPOTS* JURISDICTIONS**  
**SECOND QUARTER 2014**



Source: RealtyTrac and DHCD, Office of Policy, Planning and Research

**TABLE 9**  
**VERY HIGH FORECLOSURE *HOT SPOTS* BY JURISDICTION**  
**SECOND QUARTER 2014**

Jurisdiction	Foreclosure Events		Average Foreclosure Rate	Average Foreclosure Index	Homeowner Households
	Number	% of Total			
Anne Arundel	68	4.7%	61	216	4,160
Baltimore	73	5.0%	54	244	3,956
Baltimore City	874	60.1%	55	240	48,052
Caroline	17	1.2%	61	216	1,038
Charles	90	6.2%	64	205	5,789
Prince George's	246	16.9%	61	216	15,038
Wicomico	14	1.0%	58	226	817
Worcester	71	4.9%	58	228	4,104
<b>Maryland</b>	<b>1,454</b>	<b>100.0%</b>	<b>57</b>	<b>231</b>	<b>82,954</b>

Source: RealtyTrac and DHCD, Office of Policy, Planning and Research

**TABLE 10**  
**VERY HIGH FORECLOSURE *HOT SPOTS* BY COMMUNITY**  
**SECOND QUARTER 2014**

Jurisdiction	Zip Code	P.O. Name	Foreclosures	Rate	Index
Anne Arundel	21225	Brooklyn	68	61	216
Baltimore	21206	Raspeburg	73	54	244
Baltimore City	21215	Arlington	198	61	216
Baltimore City	21206	Raspeburg	156	54	244
Baltimore City	21213	Clifton	142	55	242
Baltimore City	21216	Walbrook	136	54	244
Baltimore City	21217	Druid	94	51	260
Baltimore City	21223	Franklin	92	48	275
Baltimore City	21225	Brooklyn	41	61	216
Baltimore City	21201	Baltimore	16	51	257
Caroline	21660	Ridgely	17	61	216
Charles	20602	Waldorf	90	64	205
Prince George's	20743	Capitol Heights	153	62	213
Prince George's	20746	Suitland	79	61	218
Prince George's	20623	Cheltenham	14	55	238
Wicomico	21850	Pittsville	14	58	226
Worcester	21842	Ocean City	71	58	228
<b>All Communities</b>			<b>1,454</b>	<b>57</b>	<b>231</b>

Source: RealtyTrac and DHCD, Office of Policy, Planning and Research

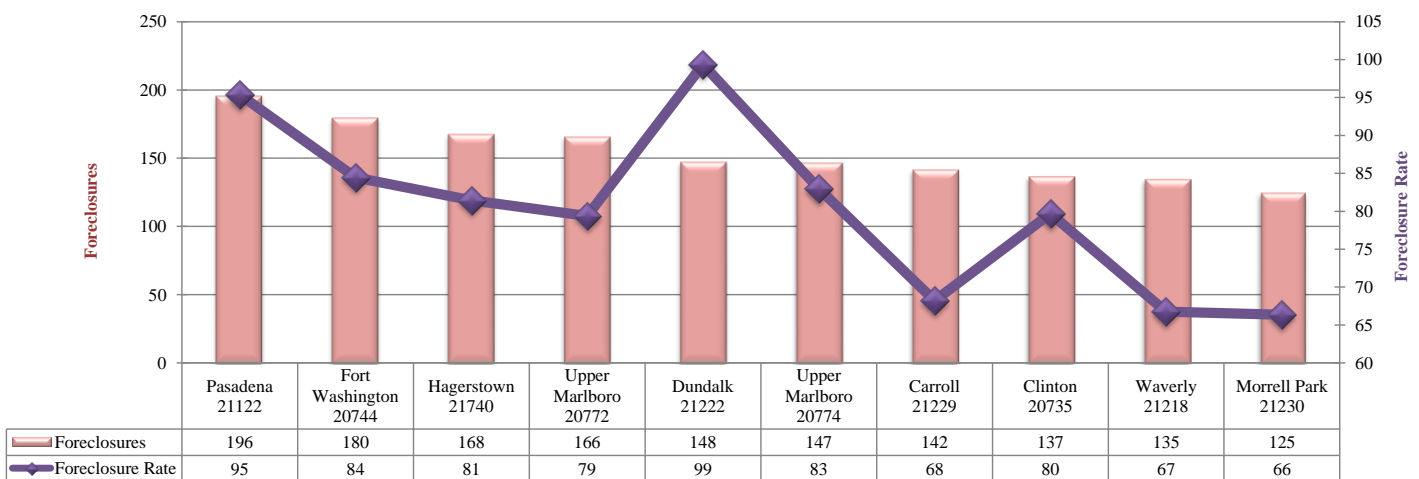
## HIGH FORECLOSURE HOT SPOTS

The “high” foreclosure communities posted foreclosure indices that fall between 100 and 200. Maryland jurisdictions with a “high” foreclosure problem recorded a total of 5,966 foreclosures in 105 communities, accounting for 79.6 percent of foreclosures in all *Hot Spots* and 52.6 percent of all foreclosures statewide (Table 11). These jurisdictions recorded an average foreclosure rate of 91 and an average foreclosure index of 145.

Property foreclosures in “high” foreclosure *Hot Spots* were concentrated in 20 jurisdictions including Anne Arundel, Baltimore, Calvert, Caroline, Carroll, Cecil, Charles, Dorchester, Frederick, Harford, Montgomery, Prince George’s, Queen Anne’s, Somerset, St. Mary’s, Talbot, Washington, Wicomico and Worcester counties as well as Baltimore City. Prince George’s County with 1,921 foreclosures, or 32.8 percent of all foreclosure events, represented the largest concentration of properties in this category. The county’s communities recorded an average foreclosure rate of 85 homeowner households per foreclosure and an average foreclosure index of 155.

The top ten communities with the highest foreclosure incidence include Pasadena in Anne Arundel county; Dundalk in Baltimore County; Carroll, Morrell Park and Waverly in Baltimore City; Clinton, Fort Washington and Upper Marlboro in Prince George’s County; Hagerstown in Washington County (Chart 12 and Table 11).

**CHART 12**  
**PROPERTY FORECLOSURES IN TOP 10**  
**“HIGH” HOT SPOTS JURISDICTIONS**  
**SECOND QUARTER 2014**



Source: RealtyTrac and DHCD, Office of Policy, Planning and Research



**TABLE 11**  
**HIGH FORECLOSURE *HOT SPOTS* BY JURISDICTION**  
**SECOND QUARTER 2014**

Jurisdiction	Foreclosure Events		Average Foreclosure Rate	Average Foreclosure Index	Homeowner Households
	Number	% of Total			
Anne Arundel	724	12.3%	94	141	67,896
Baltimore	729	12.4%	98	135	71,162
Baltimore City	831	14.2%	76	174	62,890
Calvert	119	2.0%	77	172	9,104
Caroline	94	1.6%	76	173	7,198
Carroll	19	0.3%	124	106	2,343
Cecil	89	1.5%	110	120	9,763
Charles	211	3.6%	99	133	20,884
Dorchester	63	1.1%	102	129	6,438
Frederick	19	0.3%	74	179	1,402
Harford	274	4.7%	100	131	27,491
Montgomery	167	2.8%	121	109	20,086
Prince George's	1,921	32.8%	85	155	162,921
Queen Anne's	71	1.2%	118	111	8,397
Somerset	18	0.3%	113	117	2,031
St. Mary's	49	0.8%	96	137	4,705
Talbot	14	0.2%	77	171	1,080
Washington	268	4.6%	89	147	23,952
Wicomico	184	3.1%	108	122	19,917
Worcester	102	1.7%	110	120	11,139
<b>Maryland</b>	<b>5,966</b>	<b>100.0%</b>	<b>91</b>	<b>145</b>	<b>540,799</b>

Source: RealtyTrac and DHCD, Office of Policy, Planning and Research

**TABLE 12**  
**HIGH FORECLOSURE HOT SPOTS BY COMMUNITY**  
**SECOND QUARTER 2014**

<b>Jurisdiction</b>	<b>Zip Code</b>	<b>P.O. Name</b>	<b>Foreclosures</b>	<b>Rate</b>	<b>Index</b>
Anne Arundel	20764	Shady Side	20	70	189
Anne Arundel	21060	Glen Burnie	110	72	183
Anne Arundel	21226	Curtis Bay	12	74	179
Anne Arundel	20733	Churchton	14	87	152
Anne Arundel	21122	Pasadena	196	95	138
Anne Arundel	21114	Crofton	67	96	137
Anne Arundel	21061	Glen Burnie	121	96	137
Anne Arundel	21144	Severn	78	103	129
Anne Arundel	21076	Hanover	27	110	119
Anne Arundel	21113	Odenton	79	111	119
Baltimore	21229	Carroll	21	68	193
Baltimore	21207	Gwynn Oak	104	81	162
Baltimore	21224	Highlandtown	42	82	161
Baltimore	21239	Northwood	20	91	144
Baltimore	21133	Randallstown	77	98	134
Baltimore	21244	Windsor Mill	70	99	134
Baltimore	21222	Dundalk	148	99	133
Baltimore	21220	Middle River	99	100	132
Baltimore	21221	Essex	94	106	124
Baltimore	21237	Rosedale	55	128	103
Baltimore City	21230	Morrell Park	125	66	199
Baltimore City	21218	Waverly	135	67	197
Baltimore City	21229	Carroll	142	68	193
Baltimore City	21205	Clifton East End	43	71	187
Baltimore City	21226	Curtis Bay	14	74	179
Baltimore City	21214	Hamilton	78	76	174
Baltimore City	21207	Gwynn Oak	40	81	162
Baltimore City	21224	Highlandtown	114	82	161
Baltimore City	21231	Patterson	28	90	146
Baltimore City	21239	Northwood	58	91	144
Baltimore City	21222	Dundalk	10	99	133
Baltimore City	21211	Hampden	44	103	129
Calvert	20657	Lusby	90	67	198
Calvert	20732	Chesapeake Beach	29	107	123
Caroline	21629	Denton	41	67	197
Caroline	21639	Greensboro	19	68	194
Caroline	21632	Federalsburg	17	83	159
Caroline	21655	Preston	17	102	129
Carroll	21102	Manchester	19	124	106
Cecil	21915	Chesapeake City	14	86	154
Cecil	21901	North East	40	111	119

**TABLE 12**  
**HIGH FORECLOSURE HOT SPOTS BY COMMUNITY**  
**SECOND QUARTER 2014**

<b>Jurisdiction</b>	<b>Zip Code</b>	<b>P.O. Name</b>	<b>Foreclosures</b>	<b>Rate</b>	<b>Index</b>
Cecil	21903	Perryville	16	118	111
Cecil	21904	Port Deposit	19	118	111
Charles	20616	Bryans Road	21	88	149
Charles	20664	Newburg	11	89	148
Charles	20603	Waldorf	72	91	145
Charles	20640	Indian Head	29	95	139
Charles	20601	Waldorf	54	110	120
Charles	20695	White Plains	24	116	114
Dorchester	21643	Hurlock	19	90	146
Dorchester	21613	Cambridge	44	107	123
Frederick	21716	Brunswick	19	74	179
Harford	21040	Edgewood	86	73	180
Harford	21017	Belcamp	23	74	179
Harford	21001	Aberdeen	57	105	126
Harford	21085	Joppa	40	124	106
Harford	21009	Abingdon	68	127	104
Montgomery	20886	Montgomery Village	71	114	115
Montgomery	20871	Clarksburg	24	123	107
Montgomery	20866	Burtonsville	27	124	106
Montgomery	20877	Montgomery Village	45	127	104
Prince George's	20722	Brentwood	19	67	196
Prince George's	20784	Cheverly	81	68	193
Prince George's	20747	District Heights	115	69	191
Prince George's	20785	Cheverly	101	70	190
Prince George's	20745	Oxon Hill	66	74	179
Prince George's	20705	Beltsville	66	75	175
Prince George's	20710	Bladensburg	11	75	175
Prince George's	20707	Laurel	91	77	171
Prince George's	20748	Temple Hills	114	78	168
Prince George's	20772	Upper Marlboro	166	79	166
Prince George's	20735	Clinton	137	80	165
Prince George's	20774	Upper Marlboro	147	83	159
Prince George's	20744	Fort Washington	180	84	156
Prince George's	20607	Accokeek	33	85	154
Prince George's	20737	Riverdale	36	87	151
Prince George's	20613	Brandywine	36	89	148
Prince George's	20769	Glenn Dale	20	91	144
Prince George's	20716	Mitchellville	66	92	144
Prince George's	20720	Bowie	66	94	140
Prince George's	20781	Hyattsville	24	96	137
Prince George's	20770	Greenbelt	45	98	134

**TABLE 12**  
**HIGH FORECLOSURE HOT SPOTS BY COMMUNITY**  
**SECOND QUARTER 2014**

<b>Jurisdiction</b>	<b>Zip Code</b>	<b>P.O. Name</b>	<b>Foreclosures</b>	<b>Rate</b>	<b>Index</b>
Prince George's	20721	Mitchellville	81	102	130
Prince George's	20706	Lanham	85	109	121
Prince George's	20782	West Hyattsville	43	110	119
Prince George's	20783	Adelphi	63	111	119
Prince George's	20708	Laurel	30	130	101
Queen Anne's	21658	Queenstown	12	104	126
Queen Anne's	21617	Centreville	26	111	119
Queen Anne's	21666	Stevensville	33	129	102
Somerset	21853	Princess Anne	18	113	117
St. Mary's	20653	Lexington Park	49	96	137
Talbot	21673	Trappe	14	77	171
Washington	21756	Keedysville	14	75	176
Washington	21740	Hagerstown	168	81	162
Washington	21750	Hancock	11	99	133
Washington	21742	Hagerstown	75	108	122
Wicomico	21830	Hebron	15	74	177
Wicomico	21826	Fruitland	15	78	170
Wicomico	21875	Delmar	22	79	166
Wicomico	21804	Salisbury	76	118	112
Wicomico	21801	Salisbury	56	123	107
Worcester	21863	Snow Hill	19	79	166
Worcester	21851	Pocomoke City	19	88	150
Worcester	21811	Berlin	64	125	105